



EARLES
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**Blue Lake Cottage,
Norton Green Lane, Knowle, Solihull, B93 8PJ
By Auction £495,000+ (Plus Fees)**

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

This delightful, detached property will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 17th June 2025 at The View, Hill Farm Marina, Stratford Road, Wootton Waven, Warwickshire, B95 6DE (///g lance.dance.rival).

It is understood that the property was originally a brick built former cattle barn, which in the 1920s/1930s was considerably extended using reclaimed materials, under a pitched, part clay tile, part manufactured slate and flat roof. Still retaining some of its original features, the property now offers enormous scope to refurbish, extend, or redevelop (STPP) a bespoke property located in glorious open countryside, yet being close to Knowle, Dorridge, Solihull and Birmingham.

The property enjoys easy access onto the M42 (J3 and J5) and the M40 motorway (J16). There is a railway station at Dorridge, with fast trains to both Birmingham Moor Street and Snow Hill, and southwards to London (Marylebone). Birmingham International Airport, Railway Station and future HS2 Travel Hub are all nearby.

Birmingham city centre lies some 8 miles to the north, Solihull town centre some 4 miles, whilst Coventry, Warwick and Stratford-upon-Avon are all within easy driving distance.

The cottage has a long, stoned access drive bordered by trees and shrubs, which winds towards its north western end, with a parking and turning area. A further driveway swings southwards to the side of the lawn to a further parking/turning area.

The property, which has part replacement uPVC double glazed units, is approached via a paved and slabbed patio to a half obscure glazed panel door with side screen, opening into the

Entrance Hall
30'10" max x 8'2" max (9.41m max x 2.5m max)
Double panel radiator, doors radiate off to

Living Room
17'5" x 12'6" (5.33m x 3.82m)
Dual aspect with double French windows, large brick inglenook with heather tiled hearth and open fire with smoke hood and large Bressummer beam over.

Shower Room
7'9" x 5'10" (restricted headroom) (2.38m x 1.78m (restricted headroom))
Fitted with matching white suite of low-level, close coupled W.C., pedestal wash hand basin, integral tiled shower area with mixer shower over, fully tiled walls and floor.

Dining Room
12'7" max x 10'10" (3.85m max x 3.32m)
Double panel radiator, former fireplace with display niche/cupboard, display archway to

Kitchen/Breakfast Room
17'4" max x 12'5" max (5.30m max x 3.81m max)
Double panel radiator, extensive range of built-in cupboards and drawers under roll top laminate work surfaces, wall mounted storage cupboards, stainless steel twin bowl single drainer inset sink, space for cooker, plumbing and space for dishwasher and

washing machine, breakfast bar, built in cupboards and airing cupboard with factory insulated water cylinder, Worcester oil-fired central heating/hot water boiler with timer controlled pumps, etc., multi-glazed door to

Conservatory
11'6" x 5'4" (3.52m x 1.64m)
With polycarbonate roof, tiled floor and multi panel glazed door to exterior.

Family Bathroom
8'3" x 5'6" (2.53m x 1.70m)
Matching white suite of panel bath with Mira electric mixer shower over, pedestal wash hand basin, low level W.C., single panel radiator, tiled floor and splash back.

Bedroom One
14'1" max x 11'2" (4.30m max x 3.41m)
Double French windows, built in wardrobes, single panel radiator.

Bedroom Two (L-shaped)
14'9" max x 11'0" max (4.51m max x 3.37m max)
With double French windows (sealed), single panel radiator, former fireplace (sealed)

Open tread timber stairs lead from the Reception Hall to the first floor and:-

Bedroom Three
17'10" x 11'5" including stairwell (restricted hei (5.45m x 3.48m including stairwell (restricted heig)
Twin aspect, two single panel radiators, built in wardrobes, under eaves storage.

Surrounding the property are mainly lawned gardens with a number of ornamental and other trees. Gravelled parking and turning area for several vehicles.

Adjacent Stable Buildings and Land
Adjacent to Blue Lake Cottage, lies a property known as 'The Stables', Norton Green Lane. Set in approximately 0.97 acres (0.39 ha). The property has been granted planning permission on appeal APP/Q4625/W/24/3347622 for the conversion of the former stables to a single dwelling. This property will be offered to the purchaser of Blue Lake Cottage at a fixed price of £250,000, with a separate contract, to be signed and administration fee to be paid. If this option not taken up, The Stables will be offered as a 'stand-alone' lot.

GENERAL INFORMATION

Services
Prospective purchasers should make their own enquiries with the appropriate utility companies with the verification as to the availability, or otherwise, of services, although it is understood that mains water and electricity are connected to the property, drainage is to a private system.

Authorities
Solihull Metropolitan Borough Council (www.solihull.gov.uk)
Severn Trent Water (www.stwater.co.uk)
National Grid (www.nationalgrid.co.uk)

Tenure and Possession
The property is freehold and vacant possession will be given upon completion, scheduled for 28 days after the auction i.e. Tuesday 15th July 2025 (or earlier by mutual agreement). On the fall of the hammer, the successful purchaser will be required to sign the auction contract and pay a 10% deposit to the vendor's solicitors, together with an administration fee of £950 + VAT to the auctioneers, if the property is sold in the room on the night, prior to, or post auction.

Rights of Way and Easements
The property is subject to all rights of way and easements that may exist.

Boundaries and Timber
All growing timber is included in the sale. The ownership of boundaries (where known) is delineated by an inward facing 'T' mark.

Sporting and Mineral Rights
Sporting and mineral rights, where owned, are included in the sale of the freehold.

Plans
Plans shown are for identification purposes only.

Viewing
Strictly by prior appointment and accompanied only by the auctioneers, Earles (01564 794343).

Vendor's Solicitors
A full auction pack is available from the vendor's solicitor: Wallace Robinson & Morgan
4 Drury Lane
Solihull
West Midlands
B91 3BD

Acting: Tim Langford
Email: TimLangford@wallacerobinson.co.uk
Telephone: 0121 705 7571

Directions
From Solihull, The M42 (J5) and the north, take the A4141 Warwick Road into and through Knowle. After approximately half a mile, at 'Rotten Row' and at the sharp left-hand bend go straight on into Norton Green Lane. After approximately half a mile the property will be found on the right-hand side, as indicated by the Earles auction boards.

From the A3400 Stratford Road and the south, in Hockley Heath take the B4101 Aylesbury Road into Dorridge, pass under the railway bridge on Grange Road, turning immediate right towards Dorridge railway station, and take Dorridge Road

to the end. Turn right onto Blue Lake Road and after approximately 100 yards turn left into Norton Green Lane, where the property will be found on the left-hand side after approximately 300 yards, indicated as above.

Postcode: B93 8PJ

What3Words: breakfast.dated.snatched

Conditions of Sale
The property will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the vendor's solicitor. These conditions may be inspected during the usual office hours at the offices of the vendor's solicitor mentioned in these sales particulars during the five days, exclusive of Saturday and Sunday, immediately before and exclusive of the day of the sale. The conditions may also be inspected in the Sale Room at the time of the sale, but they will not then be read. The purchaser shall be deemed to bid on those terms whether he shall have inspected the Conditions or not.

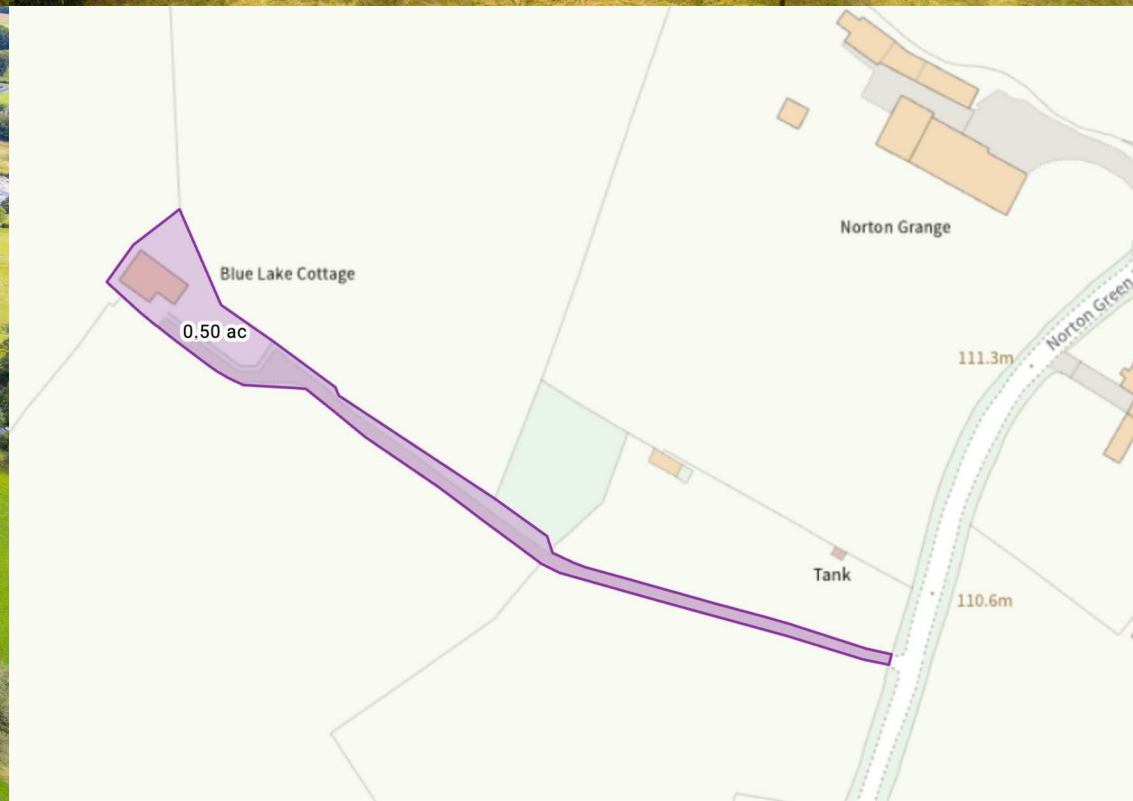
Money Laundering
Money Laundering Regulations have been introduced by the government, affecting auctioneers, under the Proceeds of Crime Act 2002/Money Laundering Regulations 2007. To comply with this Act, we require all purchasers to pay the deposit by any of the following methods: Bank/Building Society Draft, Personal/Company Cheque. All purchasers will be required to provide proof of both their identity and current address and all parties intending to purchase any property must bring with them the following items: Full UK Passport or Photo Driving Licence (for identification), a recent Utility Bill, Council Tax Bill or Bank Statement (as proof of residential address). These should be presented to the vendor's solicitor when signing the contract.

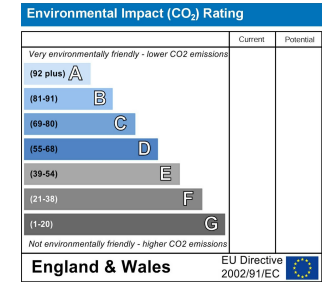
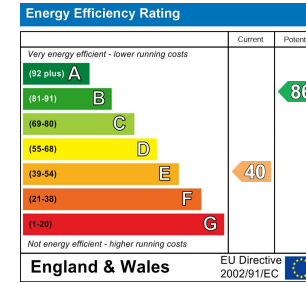
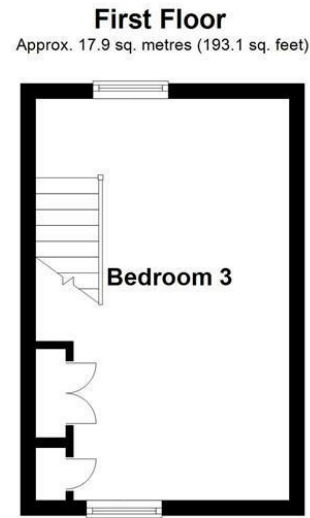
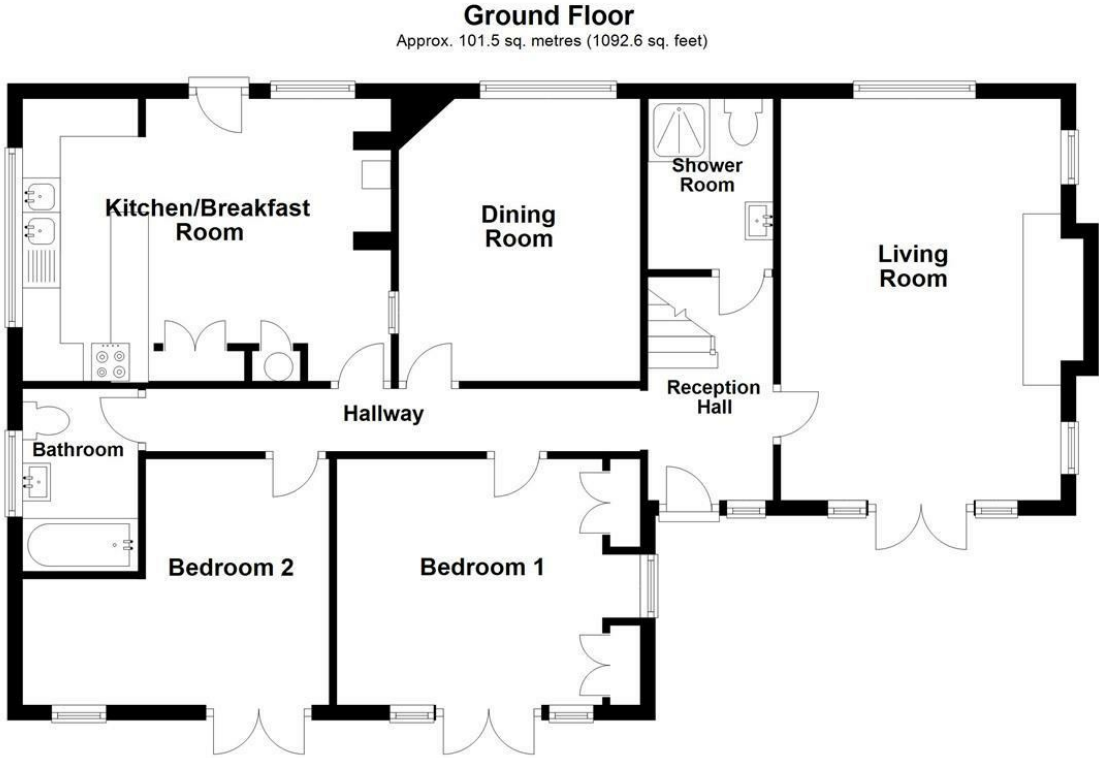
Agent's Note
The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single figure guide (RICS Common Auction Conditions 7th Edition). It should be noted that a Consultant to Earles has an interest in the property as joint executor.

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Total area: approx. 119.4 sq. metres (1285.7 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.